

Subject: Re: 8655 S. Sepulveda Blvd, Westchester
From: Nate Kaplan <nate.kaplan@lacity.org>
Date: 12/27/2013 03:40 PM
To: "De Wildt, Sander @ Beverly Hills" <Sander.DeWildt@cbre.com>
CC: "Donald Duckworth (duckworth.donald@gmail.com)" <duckworth.donald@gmail.com>, "Karen Drollinger-Dial (kdial@hbdrollinger.com)" <kdial@hbdrollinger.com>

Appreciate that, Sander.

If you have the inspectors' names and the issues they are raising we can follow up on it, but can't promise anything since we don't know whether the safety issues are legitimate.

On Fri, Dec 27, 2013 at 1:15 PM, De Wildt, Sander @ Beverly Hills <Sander.DeWildt@cbre.com> wrote:

Nate:

I hope your holiday season is going well. I am writing you this message since we have run into some significant issues with the City inspectors from LADBS for our space at 8655 S. Sepulveda (old Westchester Faire building, now designated for Ross Dress for Less). We initially received our final sign-off from LADBS in October. However, we noticed after the fact that some part of the air conditioning system was not built to the approved plans, something the inspectors should have caught. Nevertheless, we fixed it but then were required to get it re-inspected. Now all of a sudden, the inspectors (there have more than one) are finding all kinds of other issues and refuse to sign off, even if it was on the approved plans. This is delaying our delivery to Ross and their planned opening, which I know many members of the community are very excited about.

At this point, I just want to make you aware of this issue. It is very frustrating for my client, a large teachers' pension fund. Every day this issue is lingering is costing them \$1500 in lost rents. I want you and Council Member Bonin to know that the actions of a few inspectors at LADBS are having direct negative influence on the economic activity that my client is trying to generate (jobs and income for Ross, rent for my client and sales and business taxes for the City). This is also an example why the City of Los Angeles still has a negative image when it comes to doing business in the City.

I am hoping that you or the Council Member can use your influence and make Department of Building and Safety understand that their actions, which at this point have little to do with protecting the public interest, have direct negative consequences. I will get some details if we don't get our sign-off in the next couple of days, but in the meantime, I wanted to give you the heads-up of what is going on.

Thanks.

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